

JOHN COOPER
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

DEPARTMENT OF CODES & BUILDING SAFETY

July 21, 2021

Lee W. Schaefer, AIA, CCIM
Maverick Properties LLC
615.480.7771 m
lee@maverick-properties.com

OFFICE ADDRESS
METRO OFFICE BUILDING – 3rd FLOOR
800 SECOND AVENUE, SOUTH
NASHVILLE, TENNESSEE 37210

MAILING ADDRESS
POST OFFICE BOX 196350
NASHVILLE, TENNESSEE 37219-6350
TELEPHONE (615) 862-6500
FACSIMILE (615) 862-6514
www.nashville.gov/codes

RE: 315 Douglas Zoning Compliance Letter

Dear Mr. Schaefer:

Based upon the most current information provided to this office, the above referenced property is currently zoned RS5, Residential Single-Family and there is a legally, nonconforming commercial use in operation of "Automobile Repair" on the site.

On 5/4/2017, the applicant came before the Metropolitan Board of Zoning Appeals, upon application for a change in legally non-conforming use to construct six residential units (Item D Appeal). The application was unanimously approved by the Board Commissioners and was executed on 5/12/2017 per Exhibit 1. The application was approved to permit 6 residential units in compliance with the provided site plan and associated exhibits within Exhibit 1.

Furthermore, there are no other time restrictions or encumbrances in submitting a building permit in compliance with the provided documentation approved by the Metropolitan Board of Zoning Appeals.

Should you have further questions, please feel free to call me at (615) 862-6608.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joey Hargis".

Joey Hargis

Interim Metropolitan Zoning Administrator

EXHIBIT 1

BEFORE THE METROPOLITAN BOARD OF ZONING APPEALS

RE: Lee Schaffer APPEAL CASE 2017-111
 1300 Stainback Avenue
 Map: 71-15 Parcel: 209
 Zoning Classification: RS5

ORDER

This matter came to be heard in public hearing on 5/4/2017, before the Metropolitan Board of Zoning Appeals, upon application for a change in legally non-conforming use to construct six residential units.

Based upon the entire record as recorded on the video recording and contained in the file, from all of which the Board finds that:

- (1) Proper legal and written notice of the public hearing had been complied with as set forth in Section 17.40.720 of the Metropolitan Code.
- (2) The appellant sought this permit under Section 17.40.180 (D) of the Metropolitan Code.
- (3) The appellant HAS demonstrated the requisite conditions for approval of the request for a change in legally non-conforming use.

It is therefore, ORDERED by the Metropolitan Board of Zoning Appeals that the appellant's request shall be Granted, subject to the following conditions: .

UPON MOTION BY: Ewing

Seconded by: Taylor

Ayes: King, Chappell, Karpynec, Harper

Nays:


Abstaining:

Absent: Sanford

ENTERED THIS 12th DAY OF May, 2017

METROPOLITAN BOARD OF ZONING APPEALS

Chair



Secretary

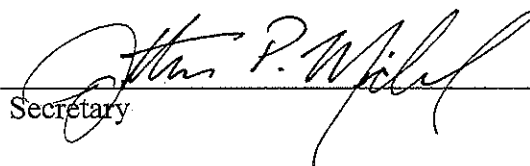


EXHIBIT 1



BZA Item D Appeal - SITE PLAN

1300 Stainback Ave.
Nashville, Tennessee

SGS #17011.00

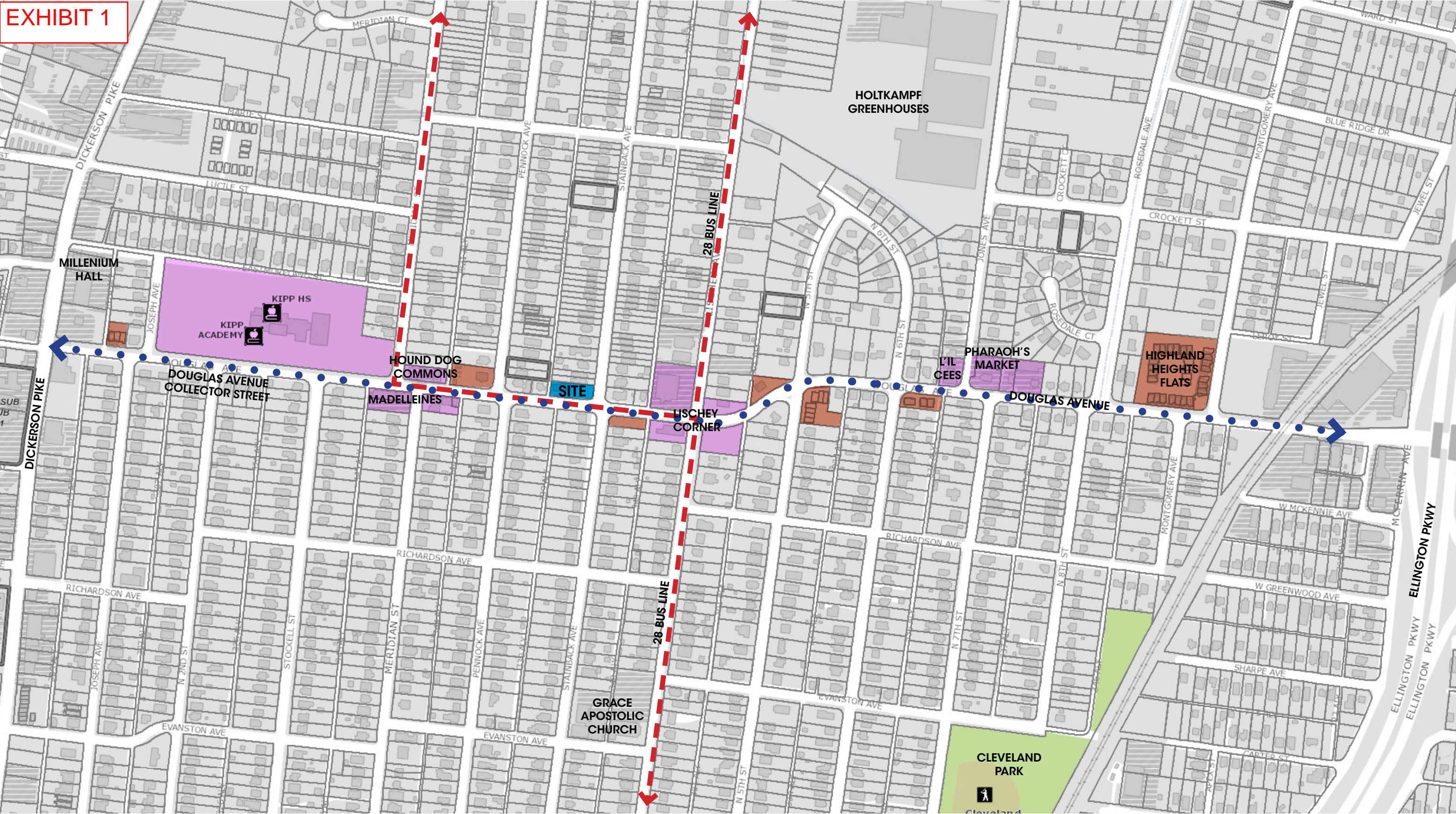


SMITH GEE STUDIO, LLC
209 10th Avenue South • Suite 425
Nashville, Tennessee 37203
p: 615.739.5555
www.smithgeestudio.com

copyright 2017 Smith Gee Studio, LLC. All rights reserved.

March 28 2017

EXHIBIT 1



SITE CONTEXT



March 28 2017

1300 Stainback Ave.
Nashville, Tennessee

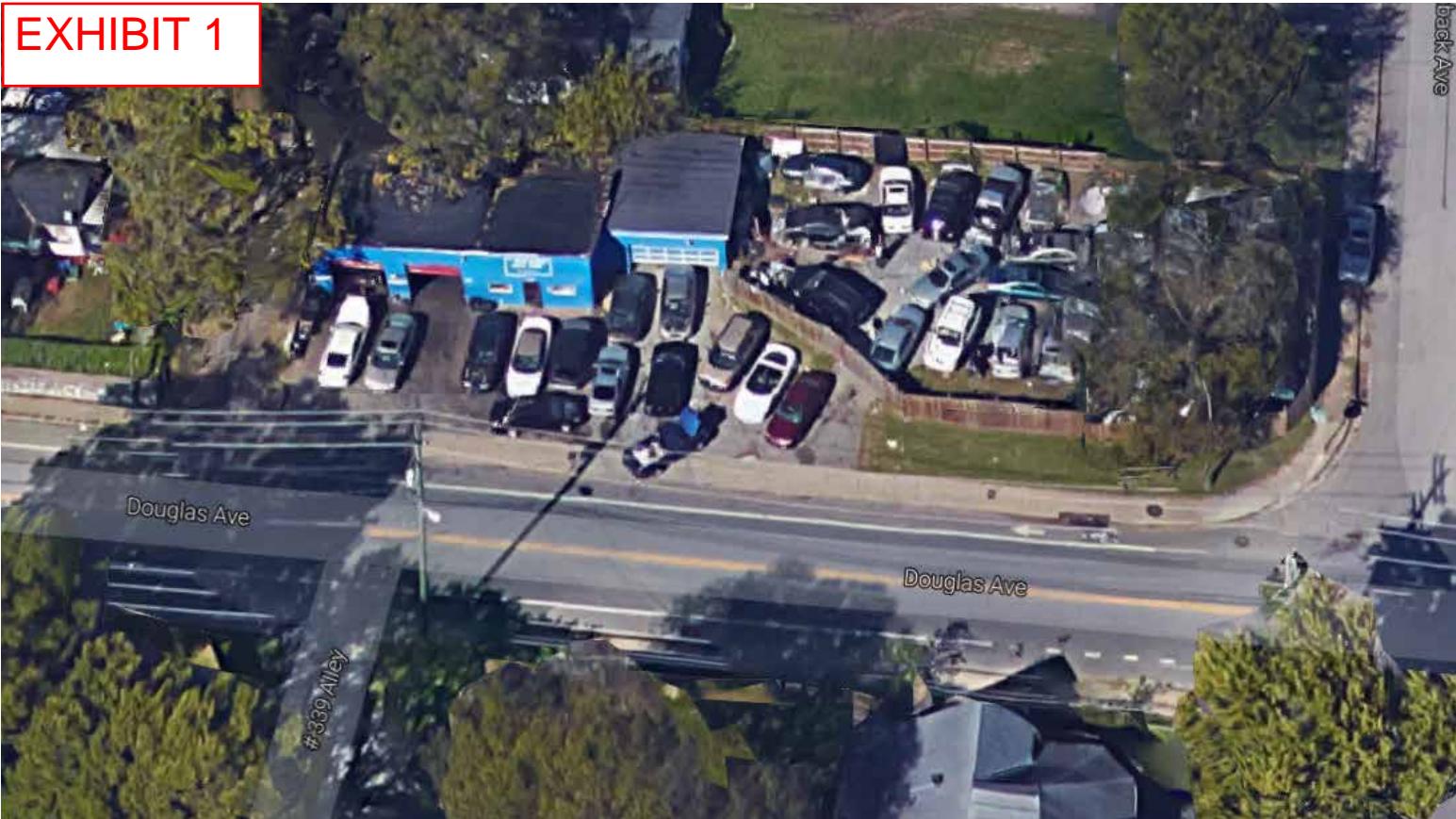
SGS #17011.00



SMITH GEE STUDIO, LLC
209 10th Avenue South • Suite 425
Nashville, Tennessee 37203
p: 615.739.5555
www.smithgeestudio.com

copyright 2017 Smith Gee Studio, LLC. All rights reserved.

EXHIBIT 1



EXISTING CONDITIONS



March 28 2017

1300 Stainback Ave.
Nashville, Tennessee

SGS #17011.00



SMITH GEE STUDIO, LLC
209 10th Avenue South • Suite 425
Nashville, Tennessee 37203
p: 615.739.5555
www.smithgeestudio.com